127.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,900 /	718,900
					USE VALUE:	718,900 /	718,900
					ASSESSED:	718,900 /	718,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOVERSTEN JOHN & KATE
Owner 2:	
Owner 3:	
Street 1:	136 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GARRITY DONALD P/ TRUSTEE -
Owner 2:	136 WILDWOOD AVE REALTY TRUST -
Street 1:	232 SUMMER ST
Twn/City:	LYNNFIELD
St/Prov:	MA Cntry:
Postal:	01940

NARRATIVE DESCRIPTION

This parcel contains 5,067 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5067.000	318,500		400,400	718,900
Total Card	0.116	318,500		400,400	718,900
Total Parcel	0.116	318,500		400,400	718,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.03 | /Parcel: 416.0

Legal Description

User Acct 81967

GIS Ref

GIS Ref

Insp Date 02/01/19

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.0-0004-0001.0

!9851!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,500	0	5,067.	400,400	718,900	718,900	Year End Roll	12/18/2019
2019	101	FV	224,000	0	5,067.	400,400	624,400	624,400	Year End Roll	1/3/2019
2018	101	FV	224,000	0	5,067.	354,600	578,600	578,600	Year End Roll	12/20/2017
2017	101	FV	224,000	0	5,067.	297,400	521,400	521,400	Year End Roll	1/3/2017
2016	101	FV	224,000	0	5,067.	297,400	521,400	521,400	Year End	1/4/2016
2015	101	FV	218,500	0	5,067.	257,400	475,900	475,900	Year End Roll	12/11/2014
2014	101	FV	218,500	0	5,067.	248,800	467,300	467,300	Year End Roll	12/16/2013
2013	101	FV	218,500	0	5,067.	236,800	455,300	455,300		12/13/2012

PRINT

Date	Time
12/11/20	00:15:22

LAST REV

Date	Time
06/27/19	09:06:29
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9851

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRITY DONALD	1543-41	1	4/26/2019		835,000	No	No		
GARRITY ANNE M,	1529-124	1	7/6/2018	Convenience	1	No	No		
	630-33		1/1/1901	Family		No	No		Russell J Garrity dod 1/26/2018

USER DEFINED

Prior Id # 1:	81967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2008	1028	Redo Kit	21,000					re-do bath also
8/19/1998	595	Manual	5,500					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2019	Meas/Inspect	DGM	D Mann
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/24/2009	Entry Denied	372	PATRIOT
4/10/2000	Inspected	263	PATRIOT
12/6/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5067		Sq. Ft.	Site		0	70.	1.13	8									400,406						400,400	

Total AC/HA: 0.11632 | Total SF/SM: 5067 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 400,406 | Spl Credit | Total: 400,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25763893
Const Adj.:	0.99960202
Adj $ / SQ:	157.142
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391331
Depreciation:	72788
Depreciated Total:	318544

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

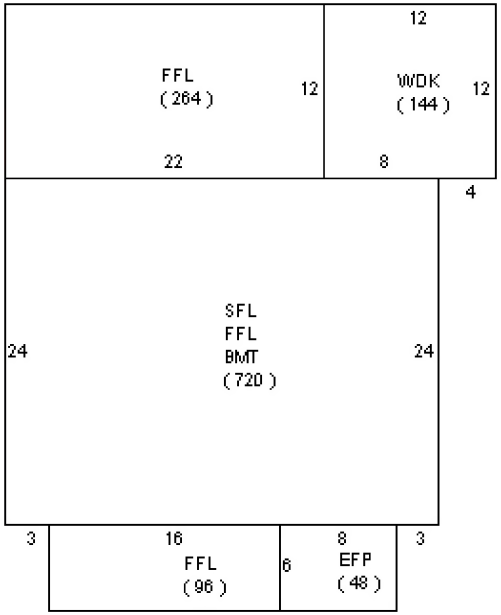
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.14
Special Features:	0	Val/Su Net:	120.64
Final Total:	318500	Val/Su SzAd	184.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	157.140	169,714
BMT	Basement	720	47.140	33,943
SFL	Second Floor	648	157.140	101,828
WDK	Deck	144	12.940	1,863
EFP	Enclos Porch	48	72.570	3,483

Net Sketched Area:	2,640			Total:	310,831
Size Ad	1728	Gross Are	2712	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X6	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	